

July 29-30 Downtown Master Plan

Open House written comments

MISSION/VISION

Day 1

- Love the pictures on “mission” board, especially water feature and fruit stand.
- I like the overall plan. The mixed uses, people spaces, open spaces – all contribute to a really nice looking downtown/central RR area. The move toward friendly walkability is a great trend.
- Love the idea of a water feature! Have a look at the one in Chicago’s Millennium Park. High flat wall of glass blocks w/ pictures projected on it (they change). It’s surrounded by a “wading pool.” Only about an inch or so deep. Water is recycled through the wall, making it into a fountain. No features that are dangerous (lawsuits). Kids and adults alike love the wading pool. Makes even more sense in hot Texas! Can turn off water and use space for events (would cool ambient space).
- Mays @ Liberty. Need safe crossing for kids from Berkman and CD Fulkes and for people wanting to walk from businesses and homes to library and Main Street businesses.
- The Mission/Vision reminds me of the 1970’s when downtowns were closed off. See Waco, TX and Charite, KS. Within ten years the downtowns were dead and were reopened to traffic.
- Mission statement is totally awesome. Coming from Europe I am looking forward to having shops, cafes and downtown gathering places, keeping money in the community and drawing outside visitors to improve the local economy.

Day 2

- That protects the historically sensitive environment and enhances our sense of place, economy and quality of life.
- No Round-a-Bouts
- I agree.
- Ditto (especially on the Hwy 79). Did planner ever come to town?
- What will zoning be other than residential in the “Flats, south and along and abutting south side of creek?
- The main point I would like to make is to bring Round Rock Avenue traffic into downtown not down liberty. How that is done is out of my expertise but here are some ideas. 1) “One Way Pairs” like Austin on Main and Liberty. Liberty only goes west. Main only goes east from Brown to Burnet. 2) Round About at Main/Brown and force RR Avenue to Brown. 3) Other Ideas?
- Love RoundABOUTS. They work if designed properly. They are modern. They do require training perhaps, but I have used them in Europe and they work great. (France & Germany) You can drive thru towns and never stop. They do work.
- Make East Main Street nice, get rid of center parking and fix Main/Mays 1st. Make this is a high priority, Town Green and 4 way at Mays and Main.
- Roundabout force you to pay attention for people and cars. Stop signs are ugly, and controlled intersections cause shut down of brain.
- Like Bridge, make it nice, not low budget.

- Vision for downtown is appropriate for our city. Roundabouts should be used at high vehicle traffic intersections.
- The mission statement needs to strengthen the purpose of promoting commerce, business and job growth, thus enhancing our tax base.
- It is going to take awhile for RR citizens to get used to the roundabout but what about all the out of town people that are attending functions at the Dell Diamond and Old Settlers Park? They could possibly create accidents trying to get used to it. Also, will the big trucks be able to make these turns without creating accidents or creating driving build-ups because other cars cannot get to the exits. Are you trying to discourage truck drivers from using Hwy 79 and forcing them to use the toll?
- I do not see why we have to pay for a new street (Project 1) when there are 2 existing streets that can lead to Main Street. I think it is a waste of tax money. Especially right now. Project 1 needs to be dropped it just will not work.
- Project 1 will create a nightmare with too many autos coming on one point, turning in and out of roads is already risky, and now with Project 1 of Main Street feeding more autos to the already fast moving autos is too scary.
- OK
- Downtown Master Plan – Walkability Circles add a fourth circle connecting the three circles shown on the board.
- The turnaround at 620/IH 35 South needs a dedicated lane on the south end in order to safely enter the southbound access lane.

ROADS/PARKING/TRANSIT

Day 1

- I would support grade level policy or the old head start property but a three story parking garage is way too large for this area. Also busy on the small streets may cause a lot of pollution and traffic that is not proportionate to the area.
- I concur with the person above.
- I would like to see the large garage, but would like for it to be nice-looking, not so industrial. Maybe use bricks or limestone for the exterior. I'm also excited to hear the city is looking and planning to put in some bike lanes on the roads here. More bike racks would be good too, once we have the bike lanes in.
- Project (Connection to I-35) is really needed. An ornamental gate is a good idea – visual advertising.
- Closing Round Rock Avenue is a mistake. Somebody needs to watch the car count every morning and afternoon.
- Bridge @ Mays for pedestrians is more important than pedestrian bridge to East as far as beginning efforts. I see bus terminal, where is our light rail connection?
- Keep parking free downtown.
- Need bike lanes.
- Sidewalks
- If library stays downtown on Main, there needs to be a bus stop at this location.
- Crossing lights (like at Dell Way) for customers crossing street from Liberty/Sheppard Street parking lot.

- Project #5 and #6 close off my frontage. I would like to see these rejected or postponed for ten years. Please keep me informed as to when you will close me at 209 Round Rock Avenue. (David Conrad, Conrad@sbcglobal.net)
- Parking in front of building – is it possible to reserve one space or have limited time parking in one space?

Day 2

- I like the transit center that is going to be built. Please do not let it become a “transient” center.
- Traffic light at Mays and Liberty? Needed 4 way stop at Liberty and Sheppard? If not, how do parents get from parking lot to library? Street parking on Liberty?
- Round Rock Avenue diversion to Liberty, also indicate the traffic connection down Brown to Main Street.
- Concern over Project #1 being to low from elevated IH 35, not usable as primary entry from Austin exit to Round Rock Downtown. Good as secondary entry/exit from ** as main street. Believe enhanced IH35 signage to “Downtown” Round Rock and “Old Town RR at 620 will promote more Round Rock Visitation. Believe primary Round Rock Avenue to Harris to Main or RR Avenue to Park/Brown and Main will be more recognizable. Keep up the good work.
- Will there be any Eminent Domain? I sure hope not.
- Parking garage needs to have at least two points of entry/exit.
- It would be nice to have the bus drop passengers at the nearest train station.
- Will there be bus stops through out the city downtown area?
- Transportation within the downtown area. One park garages are great. There is the potential for people to do a variety of business and shopping in disperse location from the current McConico and Baca buildings to going to the library and doing shopping on S. Mays and then hitting retail over on 79. Some is walkable, but most is too much of a hike, especially for the seniors or families. A trolley, small bus system should be considered. Also, areas that get “good” foot traffic need to be heavily shaded, probably with more than just trees.
- Where does Mays transition to road diet? Four to Three lanes, how does it affect the 4B money? Adams gift shop - not sold on plan for Mays. Test concept with barrels and painted stripes.
- Not enough retail on Mays to get soccer mom to park and walk. The Adams Gift Shop.
- Show examples of how this type plan has affected property.
- Extend Greenlawn north to across tracks for north/south route. Obar.
- Mike Palmer
 1. I would like to see a focus on making the intersection at Round Rock Avenue and Liberty a feature that draws traffic into downtown and prevents Liberty from being used as a bypass of downtown. The downtown businesses need traffic to be viable.
 2. I would like to see dollars spent to make the bridge into downtown a “bill board” that advertises the downtown district. Go Lexus!
 3. I think signage will be critical in driving traffic into downtown.
 4. Walkability will be key. I like the green spaces, water features and street vendor spaces.
 5. Round-a-Bouts are great. Could there be one at Round Rock Avenue and Liberty?

REGULATING PLAN/LAND USE

Day 1

- Bagdad Street needs to be completed for the completion of the grid and for traffic flow. Reducing the traffic on the non-commercial part of Main from Burnet to Georgetown Street.
- I agree with #5 of P&Z comments. Also like the idea of small shops/gallery on/around old senior site.
- P&Z comment #2 is very crucial. Is the City proposing to take over the whole area? Why should we (illegible) to fund a take over?
- Need more places to walk. Logan/Burnet need safe pedestrian opportunities.
- Why eliminate pedestrian railroad crossing between ball fields and Lake Creek? If anything they should be better connected.
- Parking in front businesses that people are not giving into. I hope that there will be "Parking Only" signs to some of the retails.
- Parking @ Mays and Brushy Creek: Adams Motor – Round Rock ISD defines boundary – must have onsite parking (3 lanes good, 1 turn lane).
- Zone all at once to incentive the investment

Day 2

- Remove "adult entertainment" from SD sector in regulating plan.
- T-4L allows Bed & Breakfast, school dormitory, office less than 3000 sq. feet live work. That I think should not be in a residential parking would be an issue.
- "Civic" land use for property along Fannin abutting Brushy Creek on the south side is not the highest and best use for that property. Of uses listed under "Civic" only, only green space is logical choice and that is not highest and best use. Mixed use is better option with possible choices of office, restaurants, low density residential, combo ***** down and residence upstairs.
- Retail only on East Main only makes sense if rents go up, higher than professional services. Our building at 108/110 main was for lease for 18 months and no retail wanted the space. Software, architects, lawyers, and other services wanted to rent. If it becomes a place where rent goes up, or needs subsidy to go up we are for it.
- New Main Street Bridge connection use West Liberty Avenue for access to the downtown area. Save \$10 million, no bridge required.
- Planning and Zoning Comment #2 – Do you think the citizen's are for this level of development downtown? NO.
- Walking area – we just had 40+ days of 100 degree weather and there are so many people walking all over Texas in no way.
- Applaud staff comment #6. Commercial area and ***** to delete "adult entertainment from permitted use. Don't need this in our community.
- Re: Regulating Plan/Land Use. Enlarge plan and overlay existing water and wastewater utilities and study tier development zones with regard to having to sprinkle office and retail buildings 10,000 sq. feet.
- Can we identify the illegal unplatted lots and how these relate to the rebuilding plan/land use?
- Love the plan for the hike and bike trail going all the way through. Thanks for the hard work.

- Need to keep in the plan pedestrian connection between main Street ball field's development and Lake Creek Park. Pedestrians on overpass are possible.
- Do not extend Bagdad to Georgetown. Main St. has ROW to accommodate current traffic. Bagdad and S. Georgetown do not.
- Keep Sam Bass Fields a green space.
- I don't want any new multi-family building to be tall enough for residents to look down on the laundry line in my back yard. 606 Pecan.
- This is too complex for me. Please make sure that residential areas do not zone us out of our homes.
- Re: PLANNING AND ZONING COMMISSION COMMENT 5 – add preserve all historical worthy buildings located in the area.
- Re: PLANNING STAFF COMMENTS Board 1 Point 6 - Agree to not allow adult entertainment business. Also, do not let drinking (alcohol) establishments get out of control as in Austin downtown.
- Re: PLANNING STAFF COMMENTS Board 2 Point 4 – This point needs to be clarified especially as it relates to the preservation of historic sites.

GREEN SPACE

Day 1

- I would like to see a little league field incorporated into the Green Space
- I like the idea of small retail around the old senior center green but think it should be things like the fruit stand you can see on the "mission" board. I would also love to see the ball fields linked to the Lake Creek Park.
- For the vacant city lot, I would prefer the first option with some smaller commercial buildings in order to retain a small piece of green space in this part of downtown, especially if there is a sandwich shop or restaurant in one of those buildings. Otherwise, it would be nice for a small open gathering spot.
- I would like to see 205 E. Main become the "town green" and leave Round Rock Avenue open.
- I prefer the (picture) design.
- I think 205 E. Main should be the town green with sidewalk cafes along the perimeter.
- Develop 205 E. Main for "community" facilities and keep main street ball fields in tact for use as a practice field and general recreation.
- Current little league fields should fit in well with the overall master plan to draw events into downtown. These fields should remain and should be "bonded" or purchased by the city and developed into this plan.
- Please keep "pocket park" former senior center on Main. Great space for Christmas Family Night, 4th of July, Farmer's Market, etc.
- Get all that you can get.
- Have we included budgets for amenities such as benches, trashcan receptacles, lighting, irrigation, electrical for huge use during special events, Christmas Decorations? Randy Gordon PARD
- Regarding "Missing Tooth" – please keep some green space. You can build up for retail, but extra green space in urban areas is unique, perhaps a fountain with benches, gazebo, etc. I know you are planning the large "Town Green", but a small one a couple of blocks away would be used and appreciated.

- Please take into consideration library opposite, and make this an area amenable to our patrons.
- Green space in vacant lot – repurpose it but retains it as a green space at least in part. Great spot for venues that do not need the space of the town green. A gathering spot shaded with eating, play (plays cape or water feature and stage. Not as hectic as the town green.
- Keep some of the green space in the city owned lot, with amenities like benches, tables, lighting and water feature.
- Re-routing Round Rock Avenue now will kill Main Street.
- Would prefer L shaped building 1 and 2 over side by side. Ultimately would prefer the entire space be converted to a terraced space similar to Bee Caves City Hall.
- Love the Town Green concept.
- Leave space where old Senior Center was. Keep it as a park with benches, tables, and such. It would make a good place to have the Farmer’s Market.
- Leave the space a green space. Enhance as a downtown park. A good place for a sculpture or a gimmick like the “Bear” in Millennium Park in Chicago.
- City owned vacant lot at 205, small pocket park with trees, I believe would better serve downtown with some building fronts to park.
- Lots of talk about building a park where existing Sam Bass Ball Parks are. It is not necessary. All you need to do is create a street to cross over the tracks to Lake Creek Park. It will also minimize traffic in that residential area.
- Leave the previous Senior Center lot open for the most part. Allow small vending businesses, ice cream bar, etc.

HISTORIC PRESERVATION

Day 1

- What would a “Historical Residential District” entail? How would that be implemented?
- I am in favor of historic preservation and retaining historic “look”; use greener building materials to retain historic look.

Day 2

- This plan kills the historic look of downtown Round Rock. Who wants cookie cut block. Leave Round Rock Avenue alone.
- How does Historic Preservation’s “purposed residential historic district” affect the Regulating Plan/Land use table? “Residential Historic District” implies residential, but regulating plan/land use allows non-residential uses.
- Expand protection of all historic sites in Round Rock. Develop plans on maintaining these historical sites. Strengthen rules that keep historic areas from being destroyed or altered dramatically.

BRANDING & MARKETING

Day 1

- Events like Frontier Days need to be held downtown. Could people be bussed from La Frontera?
- I like the South Mays Gateway Option “A”, but could it be moved to the south side of the railroad bridge near the pit pros? Also a north gateway before the Brushy Creek Bridge.
- I love Option “A”. I think it highlights the historic feel of Main Street Round Rock.
- I love Option “A” also. I believe it showcases a higher quality of place. Having traveled throughout the US and International, I believe Option “A” is identified as a more modern and developed area, while giving a sense of Historic Round Rock.
- Please consider adding WI-FI (free) to downtown visitors and public in general.
- I really like the “arch” that says Round Rock on it. Great idea for an entry feature into downtown. Nice matching lights too.
- Appropriate lighting for average night and special events without feeling like you are in a Christmas tree lot (like Christmas Family Night). Plan infrastructure for programming nighttime events in public spaces.
- I like the water park idea – fun place.
- I prefer Option “A” Gateway
- I would like to see Option “A” Gateway all the way down Main Street with a park in the center for a get away lunch area for other businesses.
- I like the water park idea either for the Round Rock Avenue “Proposed Green Area” or in the old Senior area across from the Library. Option “B” is a cleaner open look, but I like the hanging colored basket concept. (Though in our heat, it would be hard to maintain.
- It would seem the “Sports Capital of Texas” should keep the downtown baseball fields in tact. Having tournaments at that location would help in supporting downtown redevelopment retail, hotel, etc.
- I like Gateway Option “A” for both South Mays and Round Rock Avenue. Need way finding all over town.
- South Mays Gateway, option B, classier and less ranch style entrance.

Day 2

- Older residents live on Georgetown Street. They need to be able to back out from their driveways.
- Round Rock Option “A” is great, just note “downtown” Round Rock and we on the opposite side of IH35 denoting “Old town” Round Rock.
- Parking on Main Street and Georgetown Street. Will this count towards required parking for non-resident uses in this area? Current regulating plan/land use would require 1:250. Can this be lessened to 1:400 like the downtown area? If not 1:400 then something in-between?
- I like Gateway Option “A”. Thought I would like to see some kind of photo and or replica of the Round Rock. Maybe a map to Sam Bass’ grave and to the actual Round Rock.

CATALYTIC PROJECTS/FINANCE

Day 1

- I prefer sales tax versus bond sales.
- I prefer sales tax as well.

- Traffic on Main Street and Georgetown is a problem for residents of the neighborhood now and future traffic on Liberty could be a problem – Please make sure improvements address this issue.
- I am in favor of bonds if it means having everything completed sooner rather than later – This should not drag on.
- How will we pay for it? ½ cent sales tax increase okay in my book. I like to keep my money in Round Rock and if it is to better my community even better.

MISCELLANEOUS COMMENTS

- Thanks to Will and the City leadership for this visionary planning! As a resident and nonprofit leader I appreciate the City's investment to create a more vibrant town center for our neighbors. I also applaud the leadership for recognizing the place of the arts in improving quality of life and attracting visitors to downtown. This project has my complete and whole-hearted support.!!
- Old Catalpa tree on 209 W. Main – Will it be saved?
- Love the roundabouts, functional and beautifying. Street lamps shield lighting so it does not shine upwards (keep the skies dark). Thanks for all the public input.
- Downtown and the park/sports area near I35 and Brushy Creek are very close to within walking distance. Clear on a map, but not from the ground. How about a clearly marked sign posted pedestrian route between the two? Route signs could include library, play area, The Round Rock, farmer's market, clearly marked as a pedestrian/hike route.
- Overall presentation was good. City staff was available to answer questions. This plan has been needed for a long time. Concerns:
 1. Need to emphasize "family friendly" businesses more retail than office in the mix.
 2. Find ways to slow down traffic on Austin, Liberty and Main Street.
 3. Keep area east of Lewis Street residential.
 4. No new taxing districts should be created to fund projects.